
SAMPSON·MORRIS GROUP

CAMPBELLS RUN ROAD



5440 CAMPBELLS RUN ROAD, ROBINSON TOWNSHIP, PA 15205
SAMPSONMORRISGROUP.COM

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THE 29,200 SF UNIQUE CRESCENT BUILDING COMPLETED IN 2009 WAS DESIGNED TO MAINTAIN ACCESS TO A LARGE PARKING LOT WHILE HUGGING THE TOPOGRAPHY OF THE SITE TO ALLOW FOR FLEXIBLE USES.



SITE INFORMATION

APPROX. 29,200 SF
TWO DOCK HIGH DOORS
16' CLEAR CEILING HEIGHTS
C5 ZONING DISTRICT



KEY LOCATION

WITH EASY ACCESS TO
I-376 AND I-79
THE MALL AT ROBINSON & PITTSBURGH
INTERNATIONAL AIRPORT



HEALTHY TENANT MIX

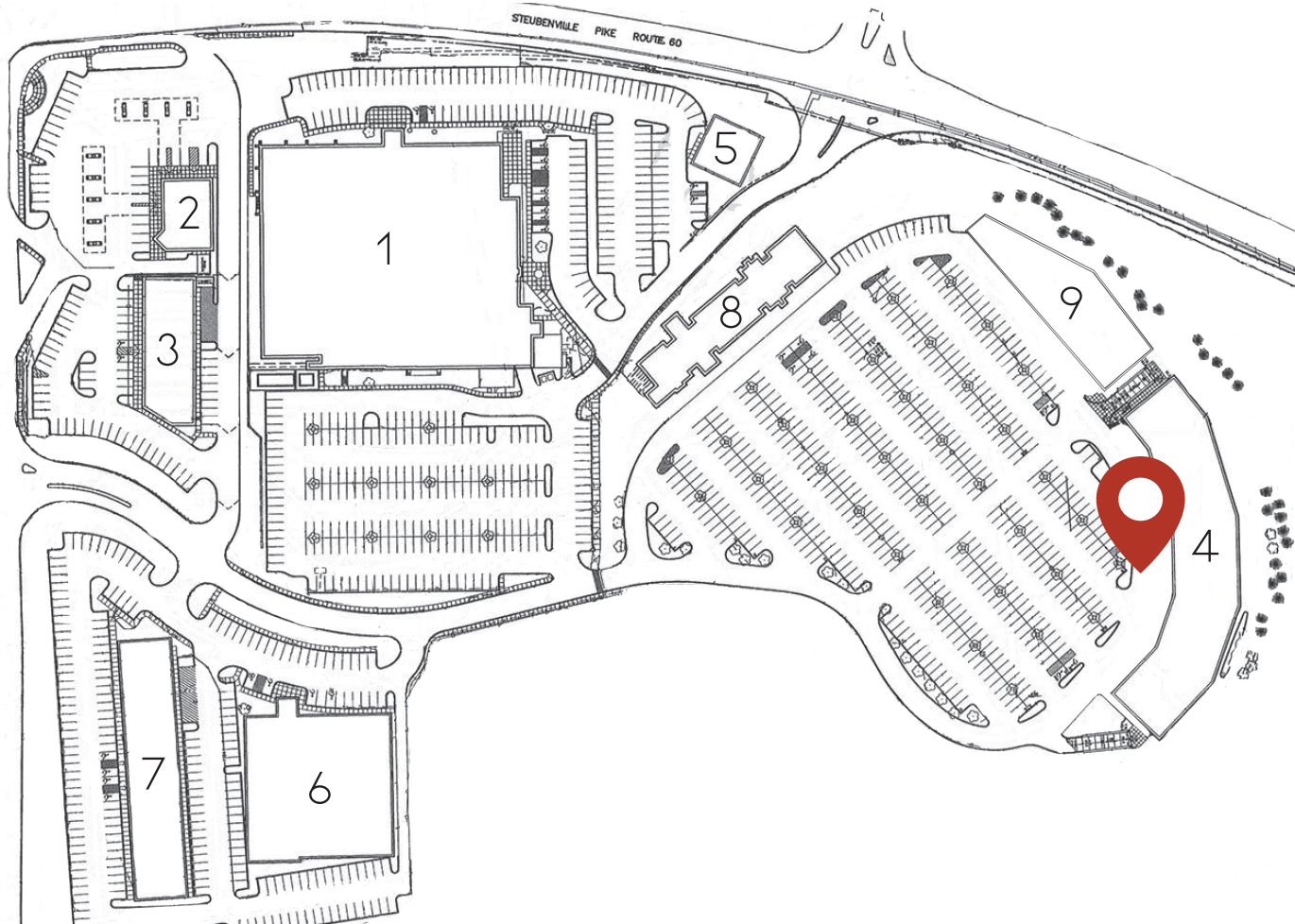


5:1 PARKING

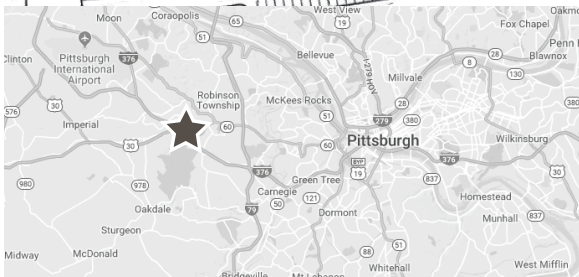
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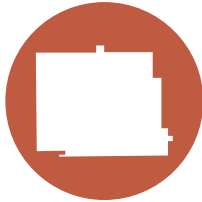


1. 5400 CAMPBELLS RUN ROAD
2. 5410 CAMPBELLS RUN ROAD
3. 5420 CAMPBELLS RUN ROAD
4. 5440 CAMPBELLS RUN ROAD
5. 5450 CAMPBELLS RUN ROAD
6. 5460 CAMPBELLS RUN ROAD
7. 5470 CAMPBELLS RUN ROAD
8. 5480 CAMPBELLS RUN ROAD
9. 5490 CAMPBELLS RUN ROAD



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5
4
0
0



CURRENT TENANT
VERIZON
2ND FLOOR OFFICE FLEX
19,017 SF

5
4
1
0



CURRENT TENANT
SHEETZ

5
4
2
0



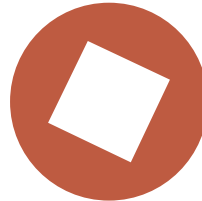
CURRENT TENANTS
SUPERCUTS INC.
CREATIVE NAILS
U.S. ARMY CORP OF ENGINEERS
MOE'S SOUTHWEST GRILL

5
4
4
0



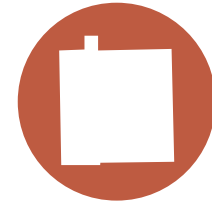
OFFICE FLEX
29,210 SF

5
4
5
0



CURRENT TENANT
ASPEN DETAL

5
4
6
0



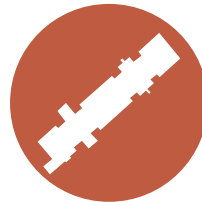
OFFICE FLEX
22,222 SF

5
4
7
0



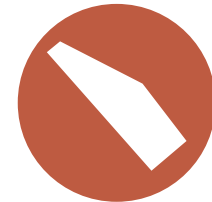
CURRENT TENANTS
ANYTIME FITNESS
BIG SLICE GROUP LLC
U.S. ARMY CORP OF ENGINEERS
HEARING INSTRUMENTS INC.
ST. CLAIR MEDICAL SERVIES INC.
QUEST DIAGNOSTICS
RED WING BRANDS

5
4
8
0



CURRENT TENANTS
ROBINSON SELF STORAGE

5
4
9
0



CURRENT TENANTS
ACRELEC AMERICA

SAMPSON·MORRIS GROUP

